

065.0

0002

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
845,200 / 845,200
845,200 / 845,200
845,200 / 845,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
178		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MCCANN JAMES C & SANDRA J	
Owner 2: TRS/ SANDRA J MCCANN REVOCABLE	
Owner 3: TRUST	

Street 1: 178 MYSTIC ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MCCANN JAMES C & SANDRA J -	
Owner 2: -	

Street 1: 178 MYSTIC STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains 6,260 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 2148 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6260		Sq. Ft.	Site		0	70.	0.87	12			Med. Tr	-10					382,915						382,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6260.000		457,600		4,700		382,900		845,200							
Total Card							0.144		457,600		4,700		382,900		845,200		Entered Lot Size					
Total Parcel							0.144		457,600		4,700		382,900		845,200		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
065.0-0002-0007.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	457,600	4700	6,260.	382,900	845,200	845,200
2019	101	FV	343,700	4700	6,260.	355,600	704,000	704,000
2018	101	FV	343,700	4700	6,260.	355,600	704,000	704,000
2017	101	FV	343,700	4700	6,260.	311,800	660,200	660,200
2016	101	FV	343,700	4700	6,260.	284,500	632,900	632,900
2015	101	FV	324,600	4700	6,260.	251,600	580,900	580,900
2014	101	FV	324,600	4700	6,260.	238,000	567,300	567,300
2013	101	FV	324,600	4700	6,260.	226,500	555,800	555,800

SALES INFORMATION

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
MCCANN JAMES C	72561-533	1	5/6/2019	Convenience		100	No	No					
ORNSTEIN IAN J/	22985-212		3/16/1993			175,900	No	No	Y				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2014	895	New Wind	11,738					
8/9/2011	829	Manual	44,000					INSTALL28 SUNPOWER
11/19/2003	994	Manual	1,000					FRAME BEAM IN KITC
10/9/2003	932	Redo Kit	51,279			G6	GR FY06	rebuild back stair
11/10/1998	779	Redo Bat	10,000					REM/BATH NEW WINDO
9/26/1995	564		20,000					DORMER-BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2014	External Ins	PC	PHIL C
4/18/2012	Info Fm Prmt	BR	B Rossignol
12/11/2008	Meas/Inspect	163	PATRIOT
7/21/2005	Inspected	BR	B Rossignol
11/6/1999	Inspected	266	PATRIOT
10/8/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



Patriot Properties Inc.
 Prior Id #1: 41485
 Prior Id #2:
 Prior Id #3:
 Prior Id #1:
 Prior Id #2:
 Prior Id #3:
 Prior Id #1:
 Prior Id #2:
 Prior Id #3:
 ASR Map:

Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

15585!
 PRINT Date Time
 12/10/20 20:27:09
 LAST REV Date Time
 06/05/19 12:01:34
 mcmcakin

